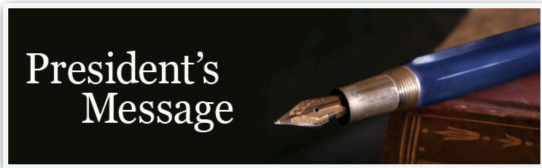


LAKE PARK VILLAGE VOICE



While 2021 looks more promising than 2020, we still remain cautiously optimistic. With the threat of COVID starting to diminish as more people are vaccinated, we still try to keep our community safe. With that being said and the governor relaxing some of the restrictions, along with advice from our attorney, the board has decided to relax the pool restrictions. This includes increasing the pool capacity and putting out the pool furniture. This should be good news to all. I know it is for me. Also residents are now allowed to invite guests in accordance with normal rules. Since we do not have a pool attendant on staff, users are asked to self monitor and provide their own method of sanitizing before and after using the furniture. A complete list of the “new rules” can be found posted on the pool gate and on the clubhouse back window. Please read and comply with them while at the pool. And remember, the “old rules” still apply. The clubhouse and restrooms remain closed for the time being until we can determine the best way to keep it sanitized. The main reason this is being done is liability. Thank you for your patience and cooperation.

Monthly HOA meetings will remain virtual through the summer months. We hope to have some type of hybrid meetings in the fall.

On another note, a big thanks to the residents who volunteered to assist with recent landscape projects. Board members aren't able to keep an eye on everything, and our property manager is normally onsite just once a week, so we welcome all the help we can get to keep our community attractive and safe.

Wishing everyone a happy and safe summer!

Don Kozak



Street Seal Coating

Thanks to everyone for your cooperation with the recent street seal coating project. As most of you may recall, last year we had all the streets and driveways completely re-paved. At that time, the vendor who completed the work recommended that seal coating be completed after a year, and then once every five years, in order to extend the life and appearance of the pavement.

A reminder that residents are responsible for ensuring vehicles parked in the driveways are properly maintained, so they don't leak oil or other fluids that can damage the asphalt. Individual homeowners are responsible for the cost of remediation of oil spots and damage to the pavement.



Furniture Returned to Pool Deck; Some COVID Rules Relaxed

At the May 4 meeting, the Board voted to return some of the furniture to the pool deck, and relax some of the COVID restrictions that had been in place since last spring. This decision was made based on guidance from the CDC, the ADHS and the law firm that represents the Lake Park Village HOA.



As you may remember, last spring the pool was briefly closed down, and then subsequently reopened with restrictions in place to protect our residents health, and to protect the Association (all homeowners) from civil liability. Below is a list of changes to the pool restrictions as of May 5, 2021:

- Pool operating hours will revert back to normal hours, as listed in the Rules and Regulations (Dawn to 11:00 p.m. Sunday - Thursday; Dawn to 1:00 a.m. Friday & Saturday)
- Pool occupancy will revert back to no limit, as per the Rules and Regulations
- Resident use only restriction is lifted
- Social distancing and mask wearing is still required for unvaccinated people, as recommended by the CDC
- Pool furniture is not sanitized by the HOA. You must provide your own sanitizer, and use at your own risk. Residents are still welcome to bring their own chairs, lounges, etc.
- Due to liability concerns, the restrooms will remain closed
- The grill is not available for use at this time
- All other pool rules (i.e., no glass, no pets) remain in effect as per the Rules and Regulations

Remember, the Association is in no way ensuring that the pool area is free of the COVID-19 virus, and things are not returning to the way they were pre-COVID. Assume any surface you touch may be contaminated with the virus, and assume any person you encounter may be contagious. **Use at your own risk!**

Front Gate Opener to Receive Upgrade

In an effort to reduce the number of service failures with the front gate opener, we are upgrading to a cellular system. AAA, the company that services our front gate has indicated that a majority of the problems we've experienced recently are related to the phone lines, rather than the equipment. The cellular upgrade should provide better overall reliability, while also allowing for some problems, when they occur, to be corrected remotely, rather than requiring AAA to dispatch a service technician.





Roof Re-coating

Whether or not your building was affected this year, you're probably aware of the

maintenance work that was recently completed to the roofs of three of our buildings. This work was part of continuous maintenance to ensure our roofs are sound.

The low pitch (flat) roofs that cover most of our buildings consist of a plywood base covered by a layer of foam that provides insulation, topped off with a coating of white elastomer that seals everything in and reflects some sunlight. The roofing company warranties the coating for five years, so we have the buildings re-coated at the same five year interval to keep them in warranty. In addition, every 20-25 years, the underlying foam must be replaced. Our community includes 17 buildings, so in order to spread out the expense, we complete two to six buildings per year.

Below is the schedule for roof re-coating by building number:

- 2019:** Buildings 10, 15, and clubhouse
- 2020:** Buildings 7 and 14
- 2021:** Buildings 6, 9 and 12
- 2022:** Buildings 5, 8 and 16
- 2023:** Buildings 1, 2, 3, 4, 11 and 13

As their life span is typically much longer, the tile sections are not maintained on a regular schedule, and work is completed on an as-needed basis.

Unfortunately, regular maintenance to the roofs still doesn't guarantee there will be no leaks. Vendors and personnel who service air conditioners, satellite dishes, TV cables, etc. must walk on the roofs. Due to our location, our roofs take hits from golf balls regularly. Any of these actions can cause damage to the roofs, which is why it's important that all residents monitor ceilings and walls after any rainfall. If leaks are detected, they should be reported to the property manager ASAP.



HOA FEES EXPLAINED

Where do my HOA Dues Go?

Among many LPV homeowners, a common refrain is related to the cost of our assessments. While to many the monthly dues may seem steep, what those folks don't realize is just how much it costs to keep our community running. Large projects, such as last year's street repaving can run in the hundreds of thousands of dollars. There's also the cost of regular maintenance items, plus utilities and insurance, just to name a few. In addition, it's important that we contribute to a reserve fund, in order to be prepared for unexpected expenses. The last thing anyone wants to see is a special assessment. Thanks to our association's treasurer John Dobel for creating the following chart which shows exactly how the 2021 budget was allocated (shown in dollars per month per unit).

\$115.87	Transferred to the reserve account to save for large projects like paving and painting that don't occur every year.
\$92.00	Utilities which include primarily water, sewer, trash pickup, and electricity for the pool, pumps and streetlights.
\$38.16	Landscape maintenance including grass, trees, and storm damage.
\$33.07	Maintenance to repair things that break. Planned maintenance like roof recoats are paid from the reserve.
\$24.31	Insurance for the HOA including buildings and liability
\$15.34	Maintenance of the swimming pool and four lakes
\$12.88	Management company for accounting, payments, collection, and vendor management
\$5.95	Legal expenses including debt collection
\$6.75	Other administrative costs including audits, mailing, taxes, and so on
\$3.50	Estimated Uncollectable assessments (1%).
\$2.25	Clubhouse repair and cleaning

While these expenditures total \$350.08, the board chose to round down the monthly assessments to an even \$350, and fund the remainder of the budget with unused funds from the 2020 budget.

Major Repairs to Moat 3 Scheduled for Later this Month

The Association has contracted with Lambson Construction to replace approximately 300 feet of retaining wall in moat 3, which is located behind units 65-90. The section scheduled for replacement has begun to lean into the moat and, if it's not replaced, in time it will collapse entirely.

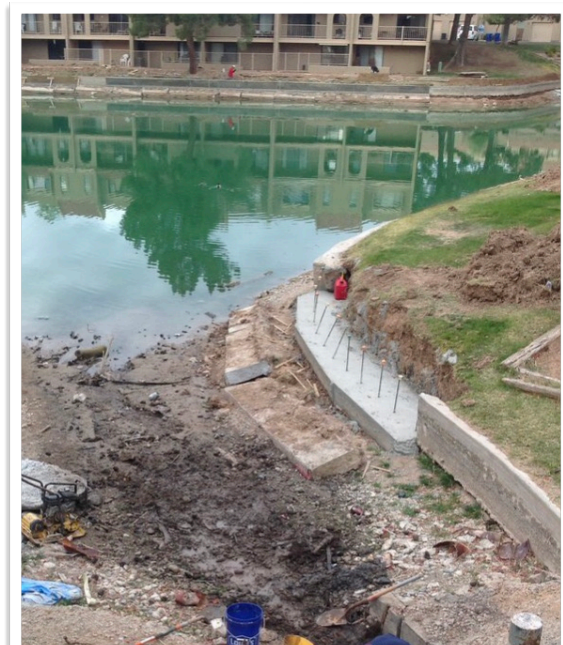
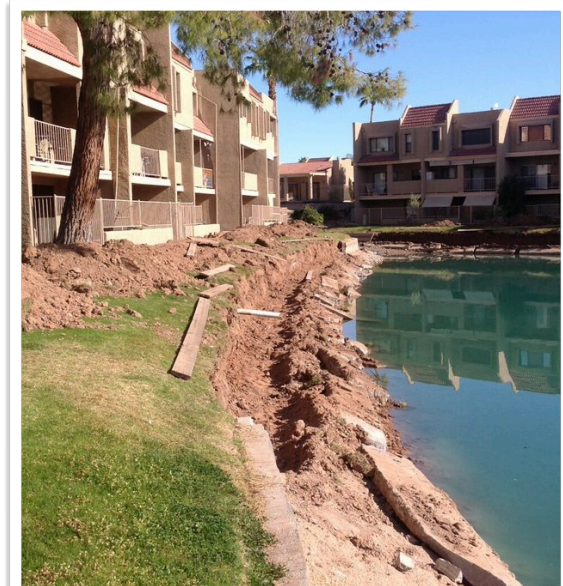
This type of maintenance work has been required several times over the 40 year history of our community, most recently in 2014 when a section of wall was replaced along the lake. For those newcomers to LPV who aren't familiar with the process, the first step will involve completely draining the moat and allowing the bottom surface to dry out. During this time, as the organic material at the bottom surface of the moat is exposed to air, you can expect an unpleasant odor that may last for several days.

During the second step, the demolition phase, there will be tractors and backhoes operating between the buildings and the moat, as workers remove the section of wall to be replaced. During this phase, it's important that residents, especially children and pets, keep a safe distance from the work zone.

The construction phase, includes installation of a footing, with rebar extending up to support the new wall. Next, forms will be placed, and concrete poured. After the concrete has cured sufficiently and the forms are removed, the moat will be refilled. At this time, dirt will be backfilled, to restore the bank; the sprinkler systems will be inspected; and grass replaced to the area.

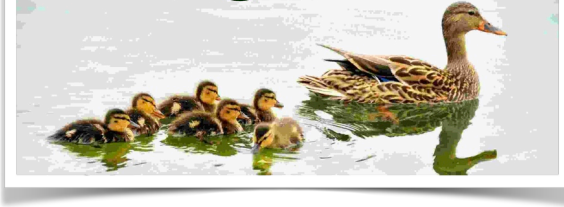
As far as a timeline, we can expect the entire process to take a month or more, from start to finish. Any disruption resulting from this project is unfortunate, but necessary to maintain the integrity of the moat wall. During the work on moat 3, the flow of water into the other two moats will be reduced, so you will likely see the water level in moats 1 and 2 drop a bit; this will be temporary, and is to be expected.

As moat 3 is drained, we will be relocating as many of the fish, turtles and other aquatic creatures as possible to the lake and other moats. Anyone who might be interested in assisting with this can contact the board at: board@lakeparkvillageaz.com



Images of repair work completed on the center lake retaining wall in 2014.

Thank you for not feeding us bread



Please Don't Feed the Ducks and Geese

The following article was written by veteran bird expert and writer Melissa Mayntz, who has over 16 years experience writing about wild birds. Her work has appeared in *Bird Watcher's Digest*, *WildBird Magazine*, and *National Wildlife Magazine*, as well as in various Audubon chapter newsletters and other bird-friendly publications and blogs.

Why Bread is Bad for Ducks The Ultimate Junk Food for Birds

Many birders were first introduced to the joys of wildlife by feeding ducks bread at a local park or pond. While we may have thought this was an environmentally responsible and cute way to dispose of old or stale bread, offering bread to ducks is actually unhealthy and potentially dangerous for the birds, other wildlife, and even ourselves.

What Bread Is to Ducks

Bread and similar products such as crackers, rolls, chips, crisps, donuts, crusts, cereal, and popcorn are great sources of carbohydrates, but they offer little nutritional value for ducks, geese, and other birds. In fact, bread is the equivalent to junk food for birds. Just like humans would suffer from a diet of nothing but candy and sugar, too much bread can lead ducks to obesity and malnutrition as well as many other problems.

Offered as a rare treat in extreme moderation, bread is not immediately harmful to ducks or birds, but that moderation is hard to judge. While one person or family may only feed the ducks once every few months, there may be many other families and individuals who are feeding the ducks bread far more frequently. Adding all these well-meaning feeders together can lead to a diet based almost solely on unhealthy bread products. Environmentally conscious birders will stop offering any bread or bread-like products to ducks to avoid nutritional problems and other issues caused by a carbohydrate-rich diet.

Why Bread is Bad for Ducks

Not only can bread be fattening to ducks and make it harder for them to fly and otherwise evade predators, feeding ducks can also lead to other serious problems.

- **Duckling Malnutrition:** Ducklings require a varied diet and plenty of natural plants and insect proteins to mature properly. If ducks are regularly fed bread, ducklings will not receive adequate nutrition for proper growth and development. Furthermore, because ducks will eagerly seek out an easy food source such as human handouts, ducklings will not learn to recognize or forage for natural foods as easily.
- **Overcrowding:** Where an easy food source is abundant, ducks and other waterfowl will lay more eggs and the pond or lake will quickly become overcrowded. This makes it more difficult for the birds to seek out healthier food sources and increases the likelihood of territorial aggression. In overcrowded areas, predators can also thrive and will impact other bird populations, and diseases can quickly spread through large flocks as well.
- **Pollution:** When too much bread is offered to ducks, not all of it will be eaten. Soggy, uneaten bread is an eyesore and rotting bread can create noxious odors as well as lead to greater algae growth that can clog waterways and crowd out more desirable plants. This concentrates the pollution and can eventually eradicate fish, amphibians, crustaceans, and other life in the vicinity, making good food sources even scarcer.
- **Diseases:** Feeding ducks bread can increase the spread of diseases in two ways. First, a carbohydrate-rich diet leads to greater defecation, and bird feces easily harbor bacteria responsible for numerous diseases, including avian botulism. Second, moldy bread can cause aspergillosis, a fatal lung infection that can decimate entire duck and waterfowl flocks.
- **Pest Attraction:** Rotting food leftover from sated ducks will attract other unwelcome pests such as rats, mice, and insects. These pests can also harbor additional diseases that can be dangerous to humans and threatening to other wildlife.
- **Loss of Natural Behavior:** When birds become accustomed to handouts, they lose their natural fear of humans and may become aggressive in order to get more food. Their loss of fear can also cause other dangers, such as a willingness to cross busy roads in order to reach picnickers, dumpsters, and other likely sources of food.

What to Feed Ducks Instead of Bread

Wild ducks and waterfowl can live longer, healthier lives by relying on natural food sources such as aquatic plants, seeds, grasses, nuts, and insects, rather than taking handouts from well-meaning humans. If you still insist on feeding the ducks, there are many healthier alternatives to offer instead of bread. Great foods to feed ducks include:

- Grapes (cut in half to prevent choking)
- Cracked corn, barley, oats, birdseed, or other grains
- Frozen peas or corn kernels (defrosted first, but no need to cook)
- Duck feed pellets available from farm supply stores

As the author stated, if you insist on feeding the ducks and geese, it should be a healthier alternative to bread. Also, ensure the food lands in the water and not in the grass, as it then tends to attract rats and nuisance birds, such as pigeons.



As always, we encourage residents to report crime or suspicious behavior they may be witness to, and we need your help again. Recently an unknown vandal(s) broke into the side door of the clubhouse. In addition to damaging the door, the offender entered the men’s restroom and caused further damage to the shower. A locksmith and plumber had to be dispatched, at a cost of several hundred dollars.

Property crimes in our community are taken very seriously. The cost to remedy damage to any of the common areas comes out of each homeowner’s pocket, in the form of your monthly assessment (HOA dues). This is money that can be much better spent on maintenance/improvements to our community.

It is suspected this incident took place sometime between Wednesday and Thursday, April 28-29. A report was filed with the Mesa Police Department, and anyone with information regarding this crime to our community, is asked to contact them at the non-emergency number, 480-644-2211, referencing case number 2021-82218.



Tri-City Property Management

Bryan Palmioli, Property Manager
pm@lakeparkvillageaz.com
480-844-2224 ext. 114



Lake Park Village Board of Directors

board@LakeParkVillageAZ.com

- | | |
|-------------------------|---------------------------------|
| President | Don Kozak |
| Vice President | Heather Cunningham |
| Treasurer | John Dobel |
| Secretary | Karen Dobel |
| Members at Large | Alexis Cabrera
Jon Hasselman |

Next Board Meetings

Tuesday, June 8 at 4:30 p.m.
Tuesday, August 10 at 4:30 p.m